



GRASSROOTS
REALTY GROUP

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5008 56 Street
Rocky Mountain House, Alberta

MLS # A2340649



\$151,400

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle, Mixed	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions:	N/A
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Opportunity awaits on this 7,700 sq. ft. lot located in a well-kept neighborhood in Rocky Mountain House. Surrounded by established homes and mature trees, this property offers excellent potential for redevelopment, renovation, or investment. The existing home requires significant repair and updating, making it best suited for buyers with vision and ambition. With services already on site and a generous lot size, this could be the perfect project for a contractor, investor, or anyone looking to create something new in a desirable location. Close to schools, parks, shopping, and everyday amenities, this property offers the chance to build equity in a strong neighborhood setting.